

Harrison Robinson

Estate Agents



19 Broadfield Way, Addingham, LS29 0TJ

£148,950



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GROUND FLOOR

Communal Entrance Hall

A timber door with glazed panels opens into a communal entrance hall giving access to just two apartments, No. 19 on the ground floor and the first floor apartment.

Private Entrance Hall

A timber door opens into the private entrance hall where doors lead into the kitchen, lounge, double bedroom and house bathroom. A spacious cupboard provides useful storage. Tiled flooring, radiator.

Lounge

14'7" x 11'8" (4.45 x 3.58)

A good sized, comfortable lounge with coal effect gas fire with timber surround and tiled hearth. A double glazed window overlooks the fore garden. Carpeted flooring, radiator.

Kitchen

9'8" x 7'0" (2.96 x 2.14)

With a range of cream base and wall units with stainless steel handles, wood effect worksurfaces and tiled splashbacks. Appliances include an electric oven with four ring gas hob and extractor over. Space and plumbing for a washing machine and fridge/freezer. A stainless steel sink and drainer with chrome mixer tap sits beneath a window overlooking the charming, private rear garden. A partially glazed timber door leads out to the lovely patio area. Vinyl flooring, wall mounted, gas central heating boiler.

Bedroom

11'8" x 10'5" (3.56 x 3.18)

A spacious double bedroom to the rear of the apartment overlooking the lovely garden with floor to ceiling, fitted, mirror fronted wardrobes, carpeted flooring and radiator.

Bathroom

9'8" x 5'10" (2.95 x 1.79)

A modern, three-piece bathroom with low level w/c, pedestal hand basin with chrome mixer tap and panel bath with shower attachment. Neutral wall and floor tiling, extractor, two obscure glazed windows to the front of the apartment.

OUTSIDE

Private Garden

To the front the property enjoys a small paved and gravelled area, a lovely spot to sit and enjoy the views and have flowering pots whilst to the rear there is a delightful, low maintenance garden with a paved patio and raised, gravelled area with mature shrubs and trees. Wooden fencing maintains privacy. This is a charming, particularly private spot to sit and enjoy the peace and quiet with a glass of your favourite tipple.

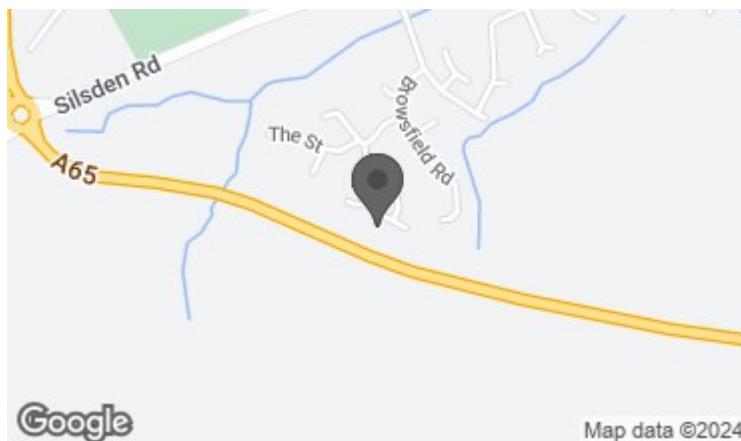
Driveway Parking

A tarmacadam driveway provides parking for one vehicle.

UTILITIES & SERVICES

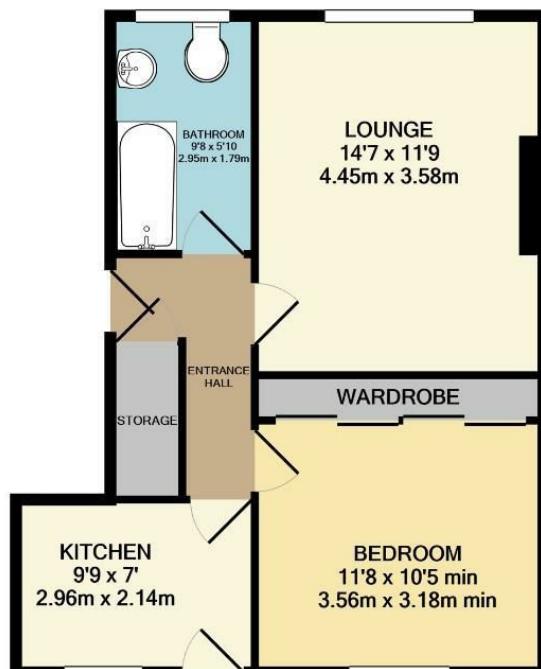
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





Map data ©2024

Google Terra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies



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TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B	73	77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive	2002/91/EC	

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